

OOECA Board Meeting Agenda – May 14, 2024

Hybrid meeting in-person and online via Zoom. Details at [OttawaEast.ca](https://ottawaeast.ca)

1. Welcome and land acknowledgement
 2. Approval of agenda
 3. Approval of minutes
 4. Chair's Report – Bob Gordon
 5. Treasurer's Report – Don Fugler
 - Current OOECA balance is \$20,487.18
 6. Councillor's Report – Councillor Shawn Menard, Capital Ward
 7. CAG Report (Community Activities Group) – Lee Jacobs
 8. Committee Reports (submitted reports begin on page 2)
 1. Planning – Vacant ([report](#))
 2. Lansdowne – Alexandra Gruca-Macaulay ([report](#))
 3. Health and Safety – Georgia Blondon ([report](#))
 4. The Corners on Main and Greystone Village – Peter Tobin ([report](#))
 5. Transportation and Infrastructure – Tom Scott ([report](#))
 6. Communications/Web – Kristine Houde, Bob Gordon ([report](#))
 7. Parks and Greenspace – Vacant
 8. FCA (Federation of Citizens' Associations) – Ron Rose
 9. Membership – Jayson MacLean
 10. SLOE (Sustainable Living Ottawa East) – Michal Samborski
 9. New Business
 10. Adjournment
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Committee reports

Health and Safety – Georgia Blondon

Traffic safety

I wrote to Constable J. Kennedy regarding several stop signs in OOE where many vehicles are not stopping. Specifically, Rosemere at Springhurst, Clegg at McGillvary, Marlowe at Clegg and the choke hold created at Main & Oblats when the left traffic light is not operating properly, and cars often turn on red lights or are stuck in the intersection on a red. Following is Constable Kennedy's response which is much appreciated:

Georgia,

I spent some time doing enforcement at the intersections mentioned. Clegg at McGillivray Street was particularly bad for stop sign infractions. Not sure if many environmental changes can be made to the area but I have made some patrol officers aware of the concerns for further enforcement.

As for parking complaints, I suggest online reporting for ongoing concerns. It's the best way for the City to track ongoing issues. See the attached link.

[Report an issue with a parked vehicle on municipal property | City of Ottawa](#)

Hope this helps. Enjoy the spring weather!

Cst. James Kennedy #2454 | Community Police Officer

Ottawa Police Service | 474 Elgin Street | PO Box 9634, Station T, Ottawa, ON K1G 6H5
613.236.1222 ext. 8928

kennedyj@ottawapolice.ca

Meeting with condo board committee at River Terraces

On April 25th, I met with Greystone Terrace I & 2 residents, hosted by Mary Lou Kelly, and joined by Kristine Houde. The topic of my discussion was 'Aging in Place'. There was a very good turnout, approximately 20, they seem very interested in events in OOE and resources that are available. I reviewed the new Seniors Health Initiative (SHIH) pamphlet with the group. Kristine Houde talked about the structure of our Community Association and upcoming events.

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The Corners on Main and Greystone Village - Peter Tobin

J:Fuse had a soft opening on Friday April 26 at 5:00 pm and has been open ever since. It is open daily except Tuesdays and seems to be doing well most evenings.

Regional took out a full-page ad in the Citizen in early May announcing an Open House at Milieu and Ballantyne for Saturday May 4. This involved a guided tour with an agent of several available rental units in both buildings.

No progress report from the Bubble Tea owners.

Update from developer on 15 des Oblats:

- [W]e have not established a construction start date yet and will not be able to for some time as we are still continuing to work with city staff through the site plan approval process. Following site plan approval we will start to buckle down our construction schedule which I am happy to discuss with you then.

Planning - Vacant

Minutes from last planning meeting:

1. Discussed draft guide on minor variances. There were no points raised other than the length, and some remarks about specific lines. We will present it to the board meeting next week.
2. Bill 185's impact on community associations was discussed - notably that it prevents CAs from appealing decisions or getting involved on issues, eg GCA's involvement on Lansdowne. A draft letter to address this issue is recommended for Board approval, as per the revised agenda package.
3. Zoning bylaw changes - Ian Christie helpfully printed out the entire document. Ian attended the April 29 meeting.

Main observations are that we should work with CAFES about strengthening the urban tree canopy. We should also further study the changes to see how they impact OOE specifically - as it seems we will be heavily impacted as it seems to be zoned for a much higher intensification than expected (maximum throughout the neighbourhood).

The understanding of the planning committee is that streetscape analysis and the secondary plan is at risk of being significantly diminished and its provisions weakened by the new ZBL changes. The official draft is expected at the end of May but we are unsure what changes to expect compared to the current draft - currently the expectation is no change.

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Letter to Minister Paul Calandra

May 14, 2024

Hon. Paul Calandra
Minister of Housing and Municipal Affairs
Government of Ontario

Dear Minister:

I am writing on behalf of the Old Ottawa East Community Association (OOECA) to express deep concern about key provisions of your proposed Bill 185, the *Cutting Red Tape to Build More Homes Act*.

We support the bill's intent to speed up government processes and meet the goal of increasing the housing supply – particularly affordable housing. However, the proposed elimination of third party appeals of planning approvals is neither democratic nor good for building sustainable and vibrant communities. To make matters worse, the bill proposes to make the appeal limitations retroactive, something that fails the test of fairness.

The bill also proposes to remove the requirement for a developer to pre-consult with the municipality before an application is made. The pre-consultation process can expedite a project by ensuring that a developer is aware of key concerns so that these can be addressed within the application rather than after its submission. In Ottawa, the pre-consultation process can also provide community associations and others with the opportunity to make suggestions that contribute to a new development better fitting into a community's fabric. Consequently, we recommend that the requirement for pre-consultation not be removed.

The OOECA is an organization of community-minded volunteers representing the residents and businesses of Ottawa's Old Ottawa East neighbourhoods, dedicated to protecting and improving the quality of life for local residents.

Sincerely,
Robert Gordon
President
Old Ottawa East Community Association

c.c. Hon. Doug Ford, Premier of Ontario
Joel Harden, M.P.P., Ottawa Centre
Mark Sutcliffe, Mayor, City of Ottawa
Shawn Menard, Councillor, Capital Ward, Ottawa City Council

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Minor Variances: A Resident’s Guide (document to be uploaded to website)

Minor variances (MV) may be difficult, unique, esoteric, costly, time-consuming, required, adversarial, controversial, challenging, or frustrating or some combination of all these attributes. They also are a key means for a property owner to get permission to make changes to their property that aren’t allowed by the applicable zoning by-law (ZBL).

That is, a property owner may want to build higher, wider, deeper, closer to the street or to adjacent properties than what current zoning allows.

Specifically, an application for a minor variance may be made by a property owner when a proposed building change doesn’t conform exactly to the ZBL. For instance, a homeowner might want to build a garage that extends 0.5 metres beyond the front of the house toward the street, when the ZBL doesn’t allow any extension beyond the front face of the house.

To make an application for a minor variance, the applicant must follow the procedures of Ottawa’s quasi-judicial, independent Committee of Adjustment (CofA) and pay a fee that currently is about \$2,700.

CofA is composed of individuals possessing prescribed qualifications who are selected through the City’s public appointments process. Committee members are paid an honorarium for each hearing they attend.

When an application is made, the staff of CofA notifies all property owners within a 60-metre radius of the subject property so that they re aware of the application and may provide written comments and make representations at the hearing of the CofA when the committee considers the application. The procedures to deal with the pandemic have been continued, making it easier to “appear” via Zoom rather than having to go the hearings at Ben Franklin Place, 101 CentrepoinTE Drive and wait around until the relevant application is considered.

Provincial legislation sets four “tests” for whether or not a minor variance application should be approved. These tests are:

- Is the general intent and purpose of the Zoning By-law maintained?
- Is the general intent and purpose of the Official Plan maintained?
- Is the variance desirable for the appropriate use of land, building, or structure?
- Is the variance minor?

What’s “Minor”?

The definition of minor is neither precise nor mathematical. For instance, CofA recently approved an OOE minor variance for a total driveway width almost three times what the zoning by-law

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allows. In its decision, CofA noted that the variance is “minor because it will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.”

If, however, neighbouring residents or the community association had presented sound evidence at the hearing that there were, in their opinion, adverse impacts, then it’s possible that the variance would not have been approved as a minor variance.

Whether you are making the case for a minor variance or opposing it, it’s essential that the arguments address these four tests. Furthermore, arguments must be based on the details of the City’s Official Plan, the Old Ottawa East Secondary Plan, the zoning by-law, and other relevant by (e.g., Tree Protection By-Law).

Considerations

Residents should not object to the architectural design or style of a proposed change (e.g., flat roof), because such an objection carries no weight in CofA’s consideration. A property owner may make major “as of right” changes to a property without requiring a minor variance, provided the changes meet the existing zoning by-law. For example, a small, one-storey bungalow may be demolished and replaced by a two-storey building with a bigger footprint and smaller yard provisions, provided the new building meets the zoning requirements.

One other wrinkle: The provincial Planning Act protects pre-existing land uses so that a non-conforming building may be rebuilt “as of right” within same footprint, height, and mass. That is, no minor variance is required if the property owner gets municipal concurrence on what constitutes pre-existing land use. The consequence is that even if current applicable zoning allows, say, only two storeys, an owner can rebuild a three-storey building if the building was allowed to be three storeys before the current zoning came into effect.

Recent provincial legislation has removed the right of a community association or a neighbour to appeal a CofA decision on a minor variance to the Ontario Land Tribunal (OLT). However, an applicant may appeal a CofA decision or may seek a zoning by-law amendment to accommodate the requested variance if the requested variance was denied by CofA.

OLT appeals are often time-consuming and costly propositions. Applicants are generally willing to hire professional planners and lawyers to make their case or to appeal a decision and the planners/lawyers’ testimony is usually persuasive with CofA members and with OLT adjudicators. One other aspect that biases the proceedings against those who object to an appeal is that the City of Ottawa tends to be pro-development and not particularly supportive of neighbouring residents or community associations’ concerns.

Community Association Review

The OOECA planning committee (OOEPC) reviews about a dozen requests for minor variances each year.

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The experience of the OOEPCC is that approval of minor variances is expedited when the applicant meets in advance with nearby neighbours to discuss proposed variances and the related project, listens to concerns, and, where possible, makes modifications to address concerns. Similarly, OOEPCC appreciates an applicant presenting any proposals to OOEPCC, preferably before an application is made to CofA. Ongoing constructive dialogue between the parties can save considerable effort, expense, and aggravation.

After reviewing an application, OOEPCC will write to CofA and either express “no objection” or provide a specific objection to a requested variance. OOEPCC’s primary interests are whether the requested minor variance conforms to the Old Ottawa East Secondary Plan, whether it is consistent with neighbourhood character and/or whether it establishes undesirable precedent for OOE neighbourhoods.

Specifically, OOEPCC focuses on applications where the following are sought:

- reduced rear yard setbacks
- reduced front yard setbacks
- “material” increases in height, and when
- trees are threatened or the requested variances limit the potential for additional large trees.

The City planning department’s staff provide written analyses and opinions on requested variances and these are useful for all involved parties. Unfortunately, sometimes the City’s analysis isn’t provided until shortly before a hearing, making it difficult to reflect such analysis in OOEPCC’s or a resident’s written submission to CofA, something that is supposed to be provided two days before the meeting.

A property owner’s CofA application will address how the requested minor variance(s) meet the four tests. Residents can then look at the applicable and related provisions of the Official Plan, the OOE Secondary Plan and the zoning by-law to assess the strength of the applicant’s case. This will require hours of research but only by understanding the governing planning provisions can a resident determine whether or not a case can be made that has some likelihood of successfully opposing a requested variance.

References

The relevant City documentation is readily available on the City’s website. (Search for “City of Ottawa Minor Variance”) The ZBL is currently (2024-2026) being revised and it is likely that new provisions will allow property owners to build “more” than what is now allowed. It will be interesting to see if applicants will still seek as many minor variances after the revised zoning by-law is loosened. Some developers have tended to use whatever is approved as the starting point for what they seek so that the new zoning by-law may have little impact on the number of MVs sought.

OOEPCC will, within the constraints of its volunteers’ time, provide residents with advice on requested minor variances. However, unless one or more of the key “focus” criteria is at play,

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OOEPC is unlikely to assume a primary role in objecting to a MV request. Although OOEPC may be able to support residents when they have objections to a MV, the lead role generally should be taken by the objecting residents. They will be required to write to the CofA, make the case against the application, and, to have any likely influence on the CofA decision, appear at the specified hearing, something that must be requested in advance of the hearing date.

If residents wish to discuss a particular minor variance application, they should email: planning.committee@ottawaeast.ca, specifying the MV in the subject line. Also, suggestions on how this “Guide” can be improved are welcomed.

Lansdowne – Alexandra Gruca-Macaulay

Lansdowne 2.0 Procurement Options Analysis and Recommendations, Report to Finance and Corporate Services Committee on 2 April 2024 and Council 17 April 2024 (ACS2024-PRE-GEN-0002)

- The April 9, 2024 OOECA Lansdowne Report contains links to Finance and Corporate Services Committee Meeting on this report including public delegations; Council approved the Report’s recommendations on April 17, 2024.

- Councillor Menard’s comments made prior to the procurement vote can be found here: <https://www.shawnmenard.ca/youtube> (See Lansdowne Procurement Vote)

- Councillors Menard, Kavanagh, King, Devine, Bradley, and Troster voted against the Report’s recommendations, the remaining Councillors voted for.

Bill 185 and CGA Appeal, Board Approval Sought for Letter

- The Glebe Community Association (GCA) filed an appeal of City-initiated official plan amendments and rezoning by-laws at Lansdowne on December 14, 2023. For details of the appeal see January 9, 2024 OOECA Lansdowne Report.

- The GCA had their case meeting, and an Ontario Land Tribunal hearing is set for October 7 – 11, 2024. However, as described in the OOECA Planning Committee Report, the Ontario government has tabled Bill 185, which, if left unamended will dismiss all third-party appeals that had not been issued a hearing date prior to April 10, 2024. As a result, the GCA appeal is vulnerable to dismissal

- The OOECA Planning Committee is seeking approval for its letter to the Minister of Municipal Affairs and Housing on implications for the planning process should Bill 185 be ratified. Attached below is a second letter to the Minister, aimed specifically to the CGA appeal, board approval is also sought for this letter

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Aberdeen Square Benches and Shade Umbrellas

- After years of requests by the community, some rudimentary benches and shade umbrellas have been installed in the Aberdeen Square. They are moveable for events such as the weekly Farmer's Market.

Letter to Minister Calandra

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Lansdowne Committee
Old Ottawa East Community Association

Hon. Paul Calandra
Minister of Municipal Affairs and Housing
Queen's Park, Toronto
Email: Paul.Calandra@pc.ola.org

Dear Minister Calandra,

We are writing to express our concern over the contemplated dismissal of existing third-party appeals to the Ontario Land Tribunal (OLT) should amendments to the appeal process be enacted under the proposed Bill 185 legislation. Specifically, as a neighbouring community to the Glebe, the Old Ottawa East Community Association (OOECA) has been supportive of the Glebe Community Association's (CGA) appeal of a rezoning and Official Plan Amendment approval at Lansdowne Park that would result in a significant loss of public green space in one of Ottawa's most densely populated central areas.

The CGA has initiated an appeal process, and since then the appeal has been assigned a hearing date. However, as the hearing date had been assigned after April 10, 2024, should Bill 185 come into force as currently drafted, the CGA's appeal will be statutorily dismissed. Such a dismissal would seriously undermine the principles of fairness and justice in the planning and development process. The CGA undertook the appeal process in good faith and has adhered to the rules and guidelines that govern the process. Moreover, the CGA has already incurred legal and related fees that allowed it to file a serious appeal. Should the appeal be dismissed based on an arbitrary retroactive date, the foundations of fairness and justice will have been compromised.

While the OOECA supports the spirit of the goals of Bill 185, that is, to build more homes for the people of Ontario (Old Ottawa East has experienced exponential residential development in recent years), we are alarmed at the lack of fairness embedded in the proposed dismissal of existing third-party appeals, and too, are concerned that an important check and balance to possible improper development practices will have been undermined. We urge you to continue to allow third-party appeals, and, at a minimum, to grandfather the rights of appeals currently in the pipeline.

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Thank you in advance for your consideration of this request for amendment of Bill 185.

Kind Regards,

Alexandra Gruca-Macaulay
Lansdowne Chair
Old Ottawa East Community Association
Ottawa, ON

Transportation and Infrastructure – Tom Scott

MTO Downtown Bridges Environmental Assessment and Transportation Environmental Study Report (TESR)

As reported in January, February and March, our objections to the Minister regarding a lack of transparency in the recent stages of the EA process, and a lack of community consultation and engagement for the TESR phase in particular, have yet to be considered. We shared the Minister's unsatisfactory reply with our neighbouring Community Associations including Glebe, Centretown and Ottawa South.

Separately, the media relations group of MTO responded to a question from John Dance. The reply indicated that a Cultural Heritage Assessment Report was to be added to the TESR.

Greenfield-Main-Hawthorne (GMH) Reconstruction Project

Greenfield-Main-Hawthorne (GMH) Reconstruction Project is well into now Phase Three (2024) of construction. Ongoing updates and schedule adjustments (with a map) for the various phases of the project over the next two years can be found at the City's GMH project web pages:

<https://ottawa.ca/en/city-hall/public-engagement/projects/greenfield-avenue-main-street-hawthorne-avenue-et-al-reconstruction-project>

Files for continuing work this coming season

- As reported last month, concerns about stolen property, drug use and fire hazards on MTO and City property adjacent to the Queensway and the LRT rights-of-way had not been dealt with, as was observed during our April 27th Cleaning the Capital project. The City had promised action in May of 2023 following that spring's Cleaning the Capital campaign: one site was set on fire late in the summer of 2023 endangering the GMH construction project immediately adjacent. We are pleased to report that after MTO-supervisor visits and OPP reviews, the areas along the Nicholas onramp and the Greenfield westbound access have been cleaned up by MTO contractors in the first week of May.

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- MTO crews were also on site on May 8 to review damaged boundary fences along the Queensway right-of way, as well as several large trees downed by the derecho, under which invasive species have now grown. They also took videos of the Greenfield and Nicholas ramps to deal with noise concerns.
- As part of the ongoing TMP Update, the City is proposing to undertake more extensive origin-and-destination surveys this coming year and we asked the City staff to try and include active transportation (cyclists and pedestrians) in their surveys and interviews.
- The pedestrian crossings for Lees Avenue near the LRT station continue to be problematic. The two traffic lights on either side of the station exit do not appear to be well synchronized and traffic needing to circle around the one-way Main-Greenfield construction site are often seen to be stacked up the Lees overpass. Pedestrians continue to cross Lees in areas away from the controlled crossings. Further, cyclists are reporting that the unfinished section of the Lees westbound cycling lane constitutes a hazard as the existing curb bump-puts force cyclists into the driving lanes at intersections.
- Cyclists continue to be observed riding the wrong way eastbound down Evelyn.

Communications

Revised Project Plan for Logo Project (May 1, 2024)

In light of constructive feedback provided on the draft project plan of March and deliberations of the logo project team (Tanis Browning-Shelp, Kristine Houde, John Dance), the project plan has been revised with the goal of creating a new logo for the Old Ottawa East Community Association that would replace the existing and dated Old Town Hall logo.

The new logo will provide better identity for OOECA and OOE itself through use of tangible defining features of OOE. The three-step process outlined below attempts to engage the community in the development of the logo.

Step 1: Soliciting and Assessing Ideas

The proposed process will initially seek perspectives of OOE residents and others with an active interest in the community on what are the tangible defining features of OOE and which are the most important ones that should be included in the logo. Also, suggestions for a “tagline” for the logo will be sought. This initial step would be conducted through *The Mainstreeter*, the OOE Grapevine and a variety of other fora, including possible outreach to our schools.

The consolidated list of tangible defining features and taglines would then be reviewed to determine which few features / taglines are best suited for inclusion on the logo. The review could

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include seeking perspectives at the Main Event in the fall, discussing the list at a regular OOECA Board meeting, and, again, seeking the broader community's perspectives through *The Mainstreeter* and the Grapevine.

Step 2: Artistic Expression of the Selected Features

We propose that OOE artists be invited to a wine and cheese charette funded by OOECA where they will come up with graphic ideas of how the selected features could be best combined and expressed with a simple, compelling and unique image. We will ask that they create several options for the broader community and the OOECA Board to consider and then decide which is the best.

Step 3: Creating the Final Professional Design

The final step in the process will be to hire a professional graphic artist to convert the selected image into a high quality, ready-for-use logo that is readily adaptable for such things as the OOECA letterhead and a display image at the new community centre. The cost of this work is estimated at \$500 - \$1,500.

Recommendation: The project team seeks the Board's approval of the proposed process and an expenditure of up to \$300 for the wine and cheese artists' gathering and miscellaneous other expenses. Assuming steps 1 and 2 are successful, the project team will return to the Board seeking approval of funding for the professional graphic artist of step 3.

Holy Trinity Plaque – Final translated text

Excerpt from email between John Dance and Emily Meyers of Uniform Developments:

Request that Ottawa Brass - who also created the Main Street plaque - design the plaque so that it meets your colour and other requirements and use the same font and style that they used for OOECA's Main Street plaque.

Final English/French text for plaque, with thanks to Jocelyn Caloz for translation services, and Uniform for ensuring the community's history is recognized.

Cloche de l'église Holy Trinity

L'entrée de l'appartement Echo est ornée de la cloche de l'église Holy Trinity, en reconnaissance de l'église qui se trouvait autrefois à cet emplacement et qui a été démolie en 2021.

L'église Holy Trinity, construite par des artisans voisins sur ce site en 1877, a été la première église d'Archville, la minuscule communauté qui est devenue le village d'Ottawa-Est en 1888. L'église desservait non seulement les anglicans, mais aussi de nombreuses autres confessions.

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En 1919, la congrégation grandissante a eu besoin d'une nouvelle église, construite sur la promenade Echo, au sud du pont Pretoria.

Le bâtiment d'origine a par la suite desservi un certain nombre de groupes, y compris les communautés ukrainienne et portugaise d'Ottawa, ce qui témoigne de l'histoire de notre ville et de notre pays en matière de multiculturalisme et de diversité religieuse.

Plaque érigée par Uniform Living et l'ACVOE

Holy Trinity Church Bell

The Echo apartment entrance features the Holy Trinity Church bell in acknowledgement of the church that formerly stood at this site and was demolished in 2021.

Holy Trinity, built by neighbouring craftsmen on this site in 1877, was the first church of Archville, the tiny community that became the village of Ottawa East in 1888. The church served not only Anglicans but many other denominations. In 1919, the growing congregation required a new church, built on Echo Drive south of the Pretoria Bridge.

The original building subsequently served a number of groups, including Ottawa's Ukrainian and Portuguese communities, a testament to our city and country's history of multiculturalism and religious diversity.

Plaque erected by Uniform Living and OOECA